

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
07/17/2018	DCPREZ-2018-11341
Public Hearing Date	C.U.P. Number
09/17/2018	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME LINDA ALTENBURG	PHONE (with Area Code) (608) 235-3978	AGENT NAME BOB TALARCZYK	PHONE (with Area Code) (608) 527-5216
BILLING ADDRESS (Number & Street) 9707 LEE VALLEY RD		ADDRESS (Number & Street) W5105 KUBLY RD.	
(City, State, Zip) BLANCHARDVILLE, WI 53516		(City, State, Zip) New Glarus, WI 53574	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
647 Taylor Lane					
TOWNSHIP DUNKIRK	SECTION 29	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0511-291-8070-6					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-1Ex Exclusive Ag District	RH-1 Rural Homes District	3.25		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS DJE1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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Zoning Change Application

Items that must be submitted with your application:

- **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name <u>Linda Altenburg</u>	Agent's Name <u>Bob Talarczyk</u>
Address <u>647 Taylor Lane, Stoughton, WI 53589</u>	Address <u>W5105 Kubly Rd, New Glarus, WI 53574</u>
Phone <u>(608) 235-3978</u>	Phone <u>(608) 527-5216</u>
Email _____	Email <u>bob@talarczyk-surveys.com</u>

Town: Dunkirk Parcel numbers affected: 051129180706, 051129185005

Section: 29 Property address or location: 493 Taylor Lane, Stoughton, WI 53589

Zoning District change: (To / From / # of acres) Change 3.25 acres from A-1(EX) to RH-1

Soil classifications of area (percentages) Class I soils: 100 % Class II soils: % Other: %

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

The area being rezoned follows the mowed area around the farm buildings, extended out to the center of Taylor Lane.

I authorize that I am the owner or have permission to act on behalf of the owner of the property.
Submitted By: Robert A. Talarczyk Date: 06/30/2018

July 13, 2018

Dane County Planning & Development
Zoning Division
210 Martin Luther King Jr. Blvd., #116
Madison, WI 53703
(608) 266-4266

To whom it may concern:

Enclosed for review find a Zoning Change Application and a preliminary Certified Survey Map prepared for Linda Altenburg. Ms. Altenburg is proposing to rezone 3.25 acres from A-1(EX) to RH-1. She has preliminary approval from the Town of Dunkirk to rezone this parcel and complete a land division.

Also enclosed find the requisite review fee of \$486.00.

Please let me know when the public hearing is scheduled, and I will attend on her behalf.

If you have any questions or do not hesitate to contact me.

Very truly yours,



Robert A. Talarczyk, P.L.S.

GUNDER J HJORTLAND
HJORTLAND IRREV ELDERCARE TR JOAN E
630 STATE HIGHWAY 138
STOUGHTON WI 53589

MARK GRETEBECK
LAUREL GRETEBECK
444 TAYLOR LN
STOUGHTON WI 53589

JOSEPH C BISCHOFF
556 TAYLOR LN
STOUGHTON WI 53589

GUNDER J HJORTLAND
HJORTLAND IRREV ELDERCARE TR JOAN E
630 STATE HIGHWAY 138
STOUGHTON WI 53589

RODNEY BRICKSON
JOANNE BRICKSON
200 BRICKSON RD
EDGERTON WI 53534

LAURIE STOEHR
LINDA ALTENBURG
9707 LEE VALLEY RD
BLANCHARDVILLE WI 53516

LAURIE STOEHR
LINDA ALTENBURG
9707 LEE VALLEY RD
BLANCHARDVILLE WI 53516

THAYER EVERY
1546 STARR SCHOOL RD
STOUGHTON WI 53589

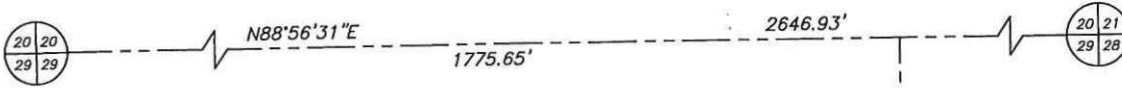
DEAN E STRONACH
DAWN M STRONACH
510 TAYLOR LN
STOUGHTON WI 53589

RODNEY BRICKSON
JOANNE BRICKSON
200 BRICKSON RD
EDGERTON WI 53534



JUNGBLUTH FAMILY TR
429 TAYLOR LN
STOUGHTON WI 53589

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 29,
Town 5 North, Range 11 East, Town of Dunkirk, Dane County, Wisconsin.



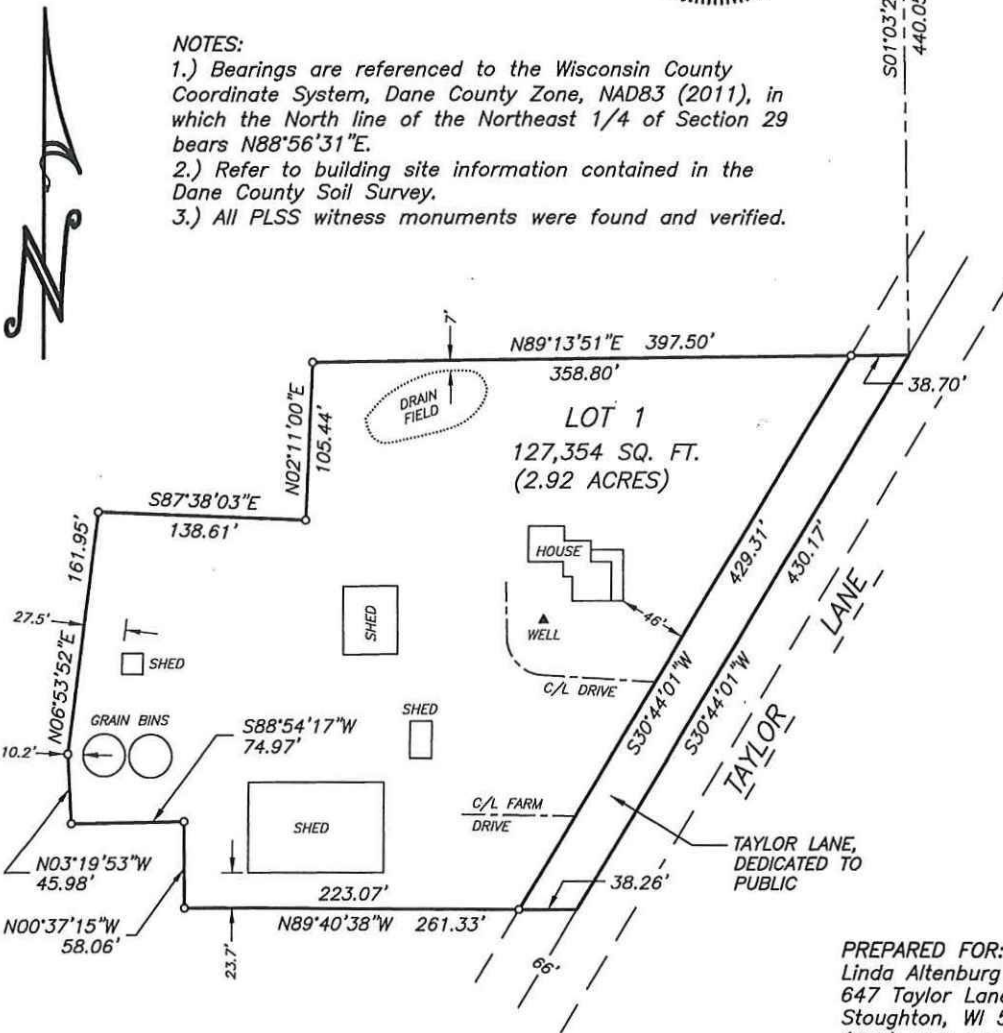
LEGEND:

-  1" iron pipe found
-  3/4" x 24" solid round iron rod set, weighing 1.5 pounds per lineal foot

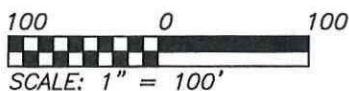


NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of the Northeast 1/4 of Section 29 bears N88°56'31"E.
- 2.) Refer to building site information contained in the Dane County Soil Survey.
- 3.) All PLSS witness monuments were found and verified.



PREPARED FOR:
Linda Altenburg
647 Taylor Lane
Stoughton, WI 53589
(608) 235-3978



JOB NO. 18092
POINTS 18092
DRWG. 18092
DRAWN BY RT

TALARCZYK
LAND SURVEYS LLC
W5105 Kubly Road
New Glarus, WI 53574
608-527-5216
www.talarczyksurveys.com

CERTIFIED SURVEY MAP NO. _____

That part of the Northeast and Northwest 1/4s of the Northeast 1/4 of Section 29, Town 5 North, Range 11 East, Town of Dunkirk, Dane County, Wisconsin, bounded and described as follows: Commencing at the North 1/4 corner of said Section 29; thence N88°56'31"E along the North line of Section 29, 1775.65'; thence S01°03'29"E, 440.05' to the centerline of Taylor Lane and the point of beginning; thence S30°44'01"W along said centerline, 430.17'; thence N89°40'38"W, 261.33'; thence N00°37'15"W, 58.06'; thence S88°54'17"W, 74.97'; thence N03°19'53"W, 45.98'; thence N06°53'52"E, 161.95'; thence S87°38'03"E, 138.61'; thence N02°11'00"E, 105.44'; thence N89°13'51"E, 397.50' to the point of beginning; subject to a public road right of way as shown and to any and all easements of record.

I hereby certify that this survey is in compliance with Chap. 236.34 of the Wis. Statutes, and that I have surveyed, monumented, and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

June 29, 2018


Robert A. Talarczyk, P.L.S.

OWNERS' CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this certified survey map. We also certify that this map is required by s.236.10 or s.236.12 Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection: The Town of Dunkirk and the Dane County Zoning and Land Regulation Committee.

WITNESS the hand and seal of said owners this _____ day of _____, 20____.
In presence of:

Linda E. Altenburg

Laurie A. Stoehr

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named Linda E. Altenburg and Laurie A. Stoehr to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

Notary Public, _____ County, Wisconsin



TOWNSHIP APPROVAL: This Certified Survey Map and the public dedication shown hereon is approved for recording this _____ day of _____, 20____ by the Town of Dunkirk.

Town Clerk

COUNTY APPROVAL: Approved for recording per Dane County Zoning and Land Regulation Committee action of _____, by _____.

Authorized Representative

REGISTER OF DEEDS CERTIFICATE: Received for record this _____ day of _____, 20____ at _____ o'clock ____M., and recorded in Vol. _____ of Certified Survey Maps of Dane Co., on Pages _____.

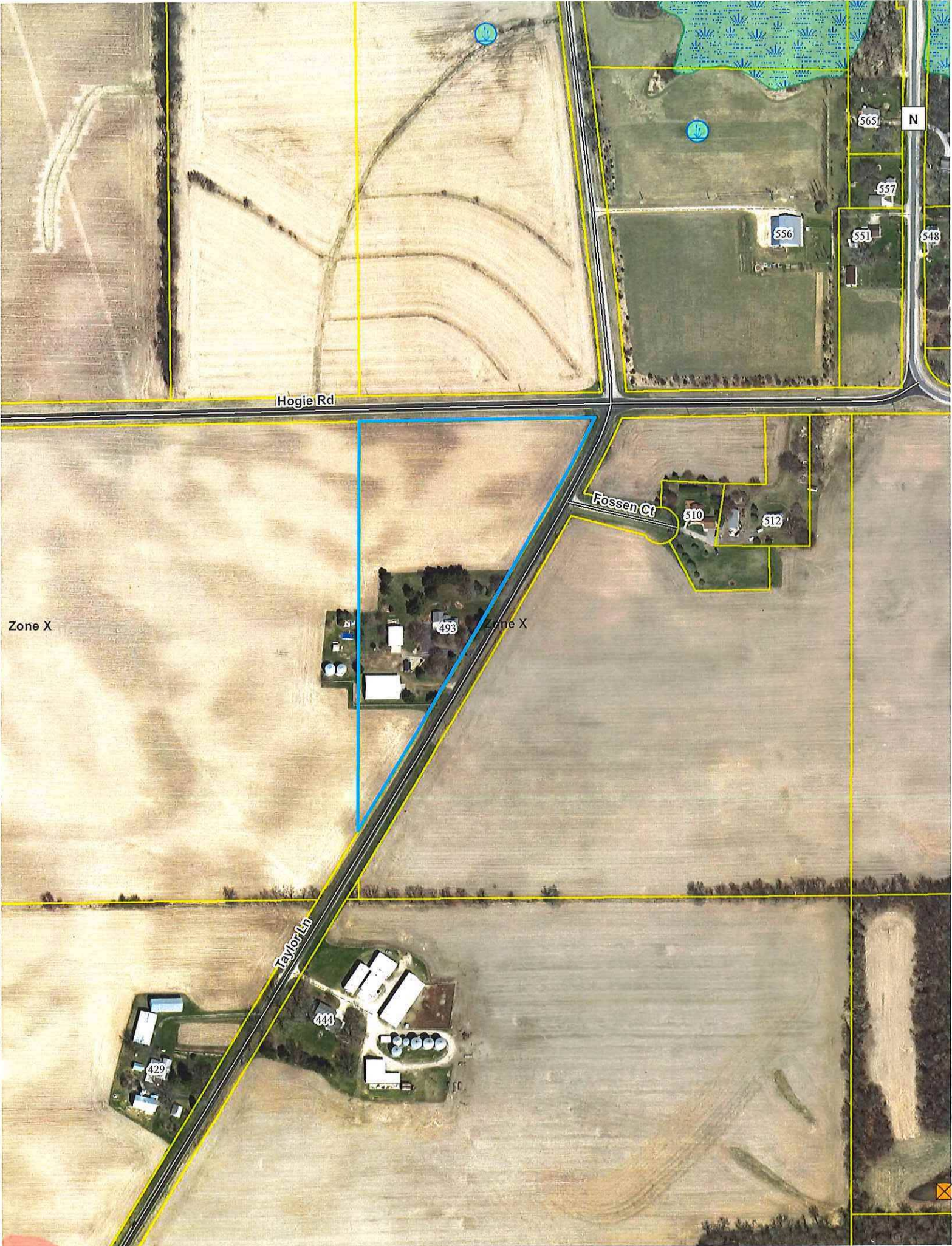
Register of Deeds



W5105 Kubly Road
New Glarus, WI 53574
608-527-5216

www.talarczyksurveys.com

JOB NO. 18092
POINTS 18092
DRWG. 18092
DRAWN BY RT



Hogie Rd

Fossen Ct

Taylor Ln

Zone X

Zone X

493

510

512

556

551

557

565

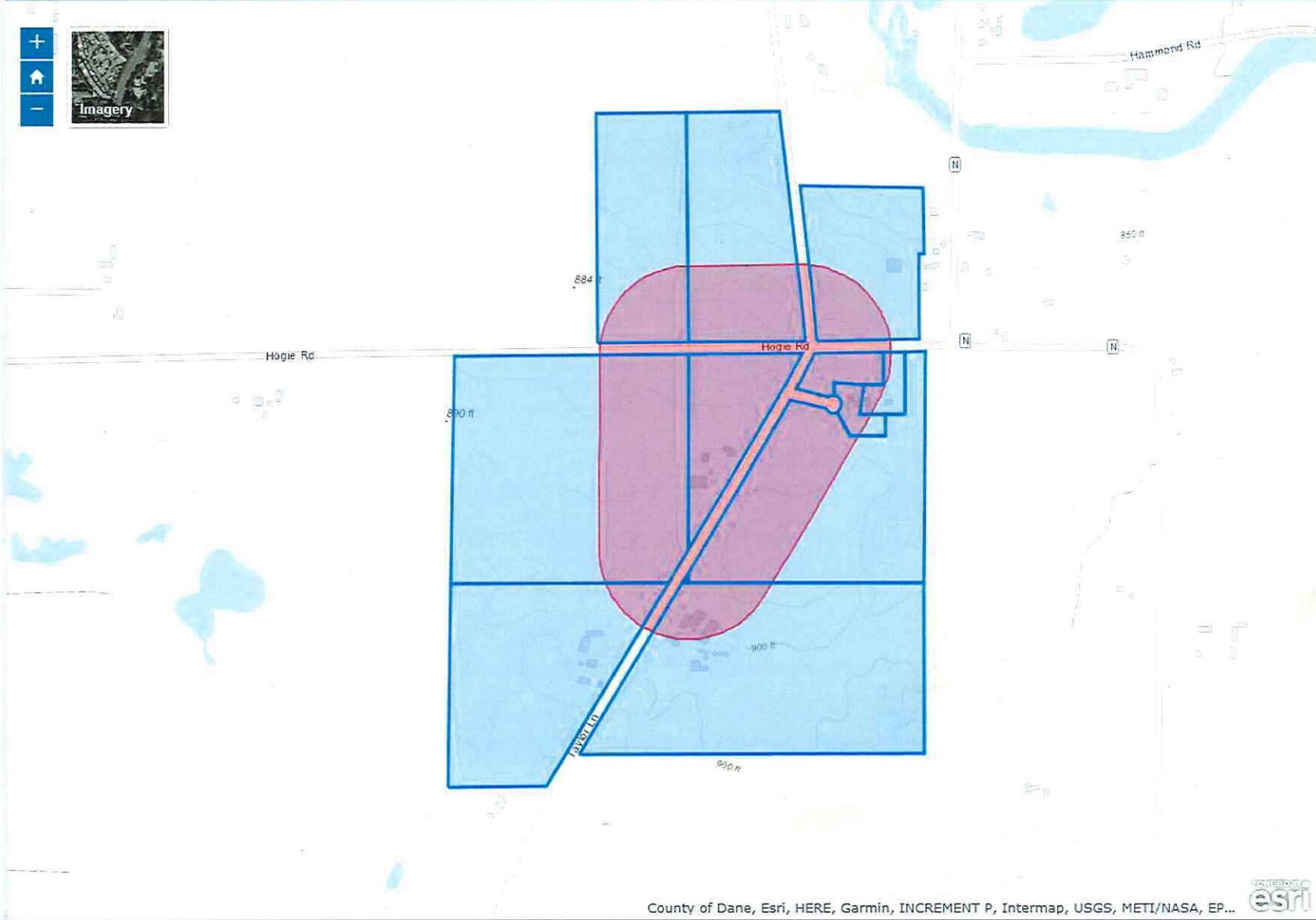
N

548

429

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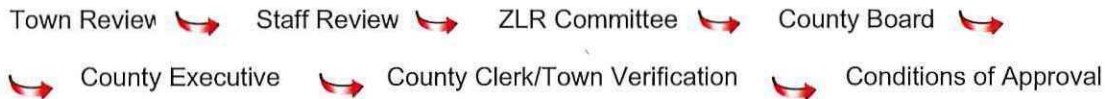
Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

ZONING MAP AMENDMENT (Rezoning Petition) & CONDITIONAL USE PERMIT PROCESS

Zoning Petition No: DCPREZ-2018-11341	Conditional Use Permit No: NONE
Public Hearing Date: 09/17/2018	Time: <u>6:30 PM</u>
Committee: Dane County Zoning and Land Regulation Committee	
Location: City-County Building, Room 354, 210 Martin Luther King, Jr., Blvd.	

Please follow these steps to ensure your application is processed in a timely manner.



1. TOWN REVIEW

All petitions require a formal review by the town's Plan Commission and Board. Please contact the town as soon as possible to notify them that you have submitted a CUP and/or Rezone Petition with Dane County Zoning. A copy of your application will be sent to the Town, approximately one week after the deadline date as noted on the ZLR meeting schedule.

Please note that the town may have specific procedures or fees to process your proposal. In order for the Dane County Zoning and Land Regulation (ZLR) Committee to act on your petition, the Town Clerk must submit a formal Town Action Report by the Thursday prior to the public hearing date. The ZLR Committee will not take action until it has received a Town Action Report.

2. STAFF REVIEW

Dane County staff will begin a review of your application approximately one month prior to the public hearing. Your proposal will be reviewed for consistency against the Town Land Use/Comprehensive Plan and the Dane County Comprehensive Plan. If your proposal involves the creation of new residential lot, a housing density study will be performed to determine the housing density rights associated with the original farm. In addition, the property will be reviewed

for environmentally sensitive areas. You will be contacted if any conflicts arise with your petition. A staff report will be prepared for the ZLR Committee and you will be provided with a copy of this report approximately one week prior to the meeting. All proposed land use changes, rezones, and land divisions must be consistent with the Dane County Comprehensive Plan.

7. FINAL APPROVAL

The final step in the process is to meet the conditions imposed on the petition. A letter will be sent to you and your surveyor informing you of all actions that are needed to make the zoning change effective. **You are generally given a 90-day period in which to complete the actions (called the "Delayed Effective Date")**. Failure to complete the actions in the designated time frame will render the petition **VOID**.

Contact your Surveyor as soon as possible to submit any required Certified Survey Map (CSM). Please note that the Town or a neighboring municipality may need to approve the CSM as a separate action. Further, signatures may be needed from the owners, mortgage holder, Town Official, neighboring municipality, Dane County Highway Department, and Dane County Land Division Officer, in order to record the CSM.

If a deed restriction is required, a form will be provided to you by Dane County Staff. Please note that your surveyor may need to provide a suitable property description for the deed restriction document.

When all conditions are satisfied, the Zoning Division will notify you by mail that the zoning change or Conditional Use Permit has become effective. Once the zoning becomes effective, a zoning permit for construction may be issued for the property.

3. ZONING AND LAND REGULATION COMMITTEE PUBLIC HEARING

A public hearing will be held in front of the ZLR Committee. The staff will publish notices in the Wisconsin State Journal approximately two weeks prior to the ZLR public hearing. In addition, all property owners within 300 feet of the property will be notified by mail of your request.

An agenda will be sent to you and your agent approximately one week prior to the meeting. This meeting is an opportunity for individuals to speak in support, opposition, or raise concerns about your proposal.

At the public hearing, the ZLR Chairperson will announce your petition and request that you or your agent speak on behalf of your petition. You will need to approach the podium and state your name, location of your property, the current zoning district of the property, the change request, and reason for the change of zoning. After hearing testimony, The ZLR Committee may recommend approval, postponement, or denial of your petition.

Actions by the Zoning and Land Regulation Committee

Approval: If the Committee received a timely Town Action Report, a favorable Staff report, no public opposition, and no unresolved issues/questions by the committee, the ZLR Committee may recommend approval of your petition to the County Board. See ZLR schedule sheet.

Postponement: If the Committee did not receive a Town Action Report, or if concerns are raised, the petition will be postponed until the next ZLR work meeting. This meeting (called the work meeting) will be held 2 weeks after the public hearing. The delay provides an opportunity for the applicant and staff to address concerns. Staff will contact you to review your options.

Denial: If the Committee recommends denial of your petition, the petition will be sent to the County Board. See ZLR schedule sheet. Proposals which are not consistent with adopted Town or County Comprehensive Plans may be denied.

4. COUNTY BOARD

After the ZLR Committee acts on your petition, it is then placed on the next County Board agenda. At the Board meeting, all zoning petitions on the agenda are generally acted upon in one action. Your attendance is generally not needed. However, if your petition was controversial or if the ZLR Committee did not pass the petition unanimously, you should plan to attend the

County Board meeting in case questions arise. Conditional Use Permits do not require approval of the County Board.

5. COUNTY EXECUTIVE

All zoning petitions approved by the ZLR Committee and County Board are sent to the County Executive for approval. The Executive may approve or veto your petition and are generally acted upon within 10 days of County Board action. Conditional Use Permits do not require approval by the County Executive.

6. COUNTY CLERK / TOWN CONFIRMATION

If your petition was amended or conditions placed on it, such as the recording a Certified Survey Map or a Deed Restrictions, the County is required to send the petition back to the town to confirm the set conditions. The town is given 40 days to act. Please contact the Town

Clerk to see if any additional town meetings require your attendance. Final approval may begin when County receives the town confirmation or the 40 days expires.



Dane County Planning and Development Department Zoning Division

Room 116, City-County Building, 210 MLK Jr Boulevard, Madison, Wisconsin 53703
(608) 266-4266 Fax (608) 267-1540

NOTICE

REZONE / CUP DIGITAL LEGAL DESCRIPTIONS REQUIRED

Effective immediately, legal descriptions for Rezone and/or Conditional Use Permit (CUP) applications must be submitted electronically via email to Dane County Zoning in text or word format. If email submission is not possible, legal descriptions can be submitted on CD-ROM. When making application for a Rezone or CUP, please provide zoning staff with a hardcopy of the legal description(s). **Email submissions of legal descriptions must be made within two (2) weeks of the date you applied for the rezone / CUP with Dane County.** Failure to provide the digital copy in a timely manner may result in delays processing your rezone or CUP.

The email submission should contain:

- Applicant's name & Petition/CUP Number in the subject heading.
- Attached legal descriptions in MS Word compatible format.

The legal description should include:





- Proposed new zoning district(s) followed by description(s).
- The total acreage or square footage in each description.

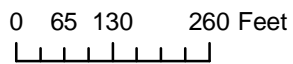
Please email the legal description to zonelegals@countyofdane.com or Matulle.Cindy@countyofdane.com.
Please contact Cindy Matulle at (608) 266-4251 if you have any questions regarding this procedure.

report version: 01.01.00



Legend

- | | | |
|--|------------|---|
|  | Wetland | Significant Soils |
|  | Floodplain |  Class 1 |
| | |  Class 2 |



Petition 11341
LINDA ALTENBURG